

MINUTES OF REGULAR MEETING October 16, 2019

1. CALL TO ORDER

Mayor Mazza called the meeting to order at 7:00 p.m.

- 2. "Sunshine Law" Announcement-** Adequate notice of this public meeting has been provided by Annual Notice; published in the Hunterdon Democrat and Courier News; posted on the public bulletin board and on file in the Municipal Clerk's Office.

3. FLAG SALUTE**4. ROLL CALL**

	Present	Absent
Mr. Severino	x	
Mr. Mazza	x	
Mr. Hirt	x	
Mr. Stiger	x	
Mr. Stothoff	x	

Grace Brennan took a roll call for members of the Planning Board/Board of Adjustment

Also present J.P. Jost, Attorney; Robert Clerico, Engineer; Grace Brennan, CFO; present for their Special Meeting Planning Board members and Ella M. Ruta, Municipal Clerk.

5. APPROVAL OF PRIOR MEETING MINUTES

- a. Regular and Executive Session Meeting Minutes of September 18, 2019

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff	x		x			

Motion carried

OUT OF AGENDA ORDER

Mayor Mazza announced that the Committee would enter into a short Executive Session Meeting at this time.

Before going into Executive Session State Trooper Sanderson gave his brief report: announced that Sergeant Brian Walsh who was stationed at the Perryville Barracks in the past is back. He was a liaison to the Township and can be if needed. Trooper Sanderson said no major issues to report. State Police are aware of the Halloween Curfew declared by the Township.

EXECUTIVE SESSION – Action may be taken following Executive Session

The following Resolution was introduced for adoption:

RESOLUTION #2019-93

Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

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WHEREAS, the Township Committee of the Township of Union is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10-4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Township Committee of the Township of Union to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

1. _____ Matters Required by Law to be Confidential: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
2. _____ Matters Where the Release of Information Would Impair the Right to Receive Funds: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
3. _____ Matters Involving Individual Privacy: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.
4. _____ Matters Relating to Collective Bargaining Agreements: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
5. _____ Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds: Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.
6. _____ Matters Relating to Public Safety and Property: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigation of possible violations of the law.
7. X Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.
8. _____ Matters Relating to the Employment Relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.

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9. _____ Matters Relating to the Potential Imposition of a Penalty: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union, assembled in public session on October 16, 2019 at 7:06 p.m. in the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff	x		x			

Motion Carried

The Committee returned to regular meeting session at 7:20 p.m.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion Carried

Upon returning to Open Session of the meeting, Atty. Jost asked that the following motion be approved:

To authorize Special Counsel Jonathan Drill, Esq. to sign a Consent Order Agreement in the Case of Fallone LLC v. Township of Union Planning Board/Board of Adjustment Docket No. HNT-L-000238-19 and Fallone Group LLC v. Township of Union Committee Docket No. HNT-L-000302-19.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff	x		x			

Motion Carried

BACK TO AGENDA ORDER

6. VISITORS

- a. NJ Highlands Council - Lisa Pelvin, Executive Director and Corey Piasecki, Principal Planner and Highlands Council Liaison to Union Township.

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Ms. Pelvin distributed a Power Point presentation and gave a brief overview/explanation of each slide. She identified benefits to municipalities that would conform or have conformed to NJ the Highlands Regional Master Plan. Questions from the Township's representatives followed.

Mayor Mazza asked for a five-minute break

Planning Board Chairman Ford asked to adjourn Planning Board/Board of Adjustment meeting.

7. REPORTS RECEIVED – Acknowledged and briefly discussed

- a. Road Dept.- Week Ending: 9/20/19; 9/27/19; 10/04/19
 - b. Animal Control Officer – August & September 2019
 - c. Municipal Court – September 2019
 - d. Public Safety Director – submitted a written report
 - e. Engineer's Report
- Reported on Trailer Trucks traveling on Baptist Church Road. He suggested signage be improved. It was discussed at length.
 - Mr. Hirt said that Road Foreman Fleming told him that a fence on the curve of Baptist Church Road would interfere with plowing. After a brief discussion, Mr. Hirt will contact the homeowner.
 - Mayor Mazza mentioned striping cost of \$7,500.00 for Frontage Road and \$ 2,500.00 for Baptist Church Road

8. CORRESPONDENCE/WRITTEN COMMUNICATIONS

Mr. Severino mentioned the following correspondence:

- An email from Planning Board Chairman Ford with regard to modifying Quarry and Cell Tower Ordinances. Engineer explained the recurring issue every year with the Quarry Licensing. He said if the current Ordinance was amended it would eliminate denying approval of Application for a License by the Planning Board and coming before the Committee for approval. Atty. Jost asked permission to consult Special Counsel Drill with regard to Cell Tower Ordinance. Committee agreed.

9. PUBLIC COMMENTS

William Reilly, Van Syckles Road, indicated the problem of trailer trucks turning around on Van Syckles Road blocking the road. He also said there are no speed limit signs on Van Syckles from CR 635 to SR 173 West. Mr. Riley mentioned that improved weight limit signs could help to eliminate heavy truck traffic. Speed limit on that road was discussed. Atty. Jost will check the Township's Code for regulations. Engineer Clerico said that turning around of heavy trucks is a continuous problem since the trucks have no suitable place to turn around.

Mr. Stothoff asked that Engineer Clerico research what the speed limit should be on that stretch of VanSyckles Road.

Bruce Cahoun, 1 Bradroy Court, first trailer closest to the Pattenburg House Bar. He said that even though there was a meeting with the Bar owner last year to address noncompliance with conditions attached to the liquor license not much has changed. Mr. Cahoun said that noise does not stop at 10:00 pm nor does drinking. He said he has to get up at 5:00 am for work, which makes it very hard when noise disturbance does not stop until midnight with a portable bar arranged on the patio outside. He emphasized the fact that if he could sell and leave

he would, but unfortunately, he does not have the option at this time. The Committee promised Mr. Cahoun they would take appropriate steps to alleviate the problem.

10. PUBLIC HEARING**11. OLD BUSINESS****12. NEW ORDINANCES****13. NEW BUSINESS**

- a. The following Resolution was introduced for approval:

UNION TOWNSHIP**HUNTERDON COUNTY****RESOLUTION 2019 – 94**

WHEREAS, the Township of Union is the owner of certain surplus property which is no longer needed for public use; and

WHEREAS, the Committee is desirous of selling said surplus property in an “as is” condition without express or implied warranties,

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union as follows:

1. The sale of the surplus property shall be conducted through Municibid pursuant to State Contract 19-GNSV1-00696 in accordance with the terms and conditions of the State Contract. The terms and conditions of the agreement entered into with Municibid is available online at *municibid.com* and also available from the Township Clerk.
2. The sale will be conducted online and the address of the auction site is *municibid.com*.
3. The sale is being conducted pursuant to Local Finance Notice 2008-9.
4. A list of the surplus property to be sold is as follows:
 - a. 1997 Case 4210 Tractor with Bomford Arm Mower
 - b. 1998 Toro 325D Groundmaster Mower
 - c. 2008 Cub Cadet RZT50 Mower
5. The surplus property as identified shall be sold in an “as-is” condition without express or implied warranties with the successful bidder required to execute a Hold Harmless and Indemnification Agreement concerning use of said surplus property.
6. The Township reserves the right to accept or reject any bid submitted.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt		x	x			
Mr. Stiger			x			
Mr. Stothoff			x			

Motion carried

b. The following Resolution was introduced for approval:

**TOWNSHIP OF UNION
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**

RESOLUTION #2019-95

**Authorizing Settlement of Kramer Electronics Holdings, LLC Tax Appeal
Tax Court of New Jersey**

Docket Nos. 008335-2014, 001373-2015, 002189-2017, 004856-2018 and 003239-2019

WHEREAS, Kramer Electronics Holdings, LLC (the "Taxpayer"), the owner of an office building located at 6 Route 173 West, and known as Block 23, Lot 2.04 on the Union Township Tax Assessment maps (the "Property"), filed Appeals of its 2014, 2015, 2017, 2018 and 2019 Tax Assessments in the Tax Court of New Jersey, Docket Nos. 008335-2014, 001373-2015, 002189-2017, 004856-2018 and 003239-2019, the Taxpayer did not appeal the 2016 tax assessment; and

WHEREAS, the Union Township Committee met and considered the aforesaid Tax Appeals and the recommendations of its Township Tax Assessor, Appraisal Expert, John Musnuff and Special Tax Appeal Attorney, Martin Allen; and

WHEREAS, the total tax assessment in years 2014 and 2015 under appeal was \$6,250,000; and

WHEREAS, the total tax assessment in years 2017 through 2019 under appeal was \$5,750,000; and

WHEREAS, the common level ratio of assessed to true value was 86.92% in 2014, 86.43% in 2015, 86.35% in 2017, 85.31% in 2018, and 81.37% in 2019; and

WHEREAS, the Taxpayer obtained an appraisal valuing the property for the 2014 tax year at \$3,700,000 (\$3,216,000 assessed at 86.92%), the 2015 tax year at \$3,700,000 (\$3,197,900 assessed at 86.43%), the 2017 tax year at \$3,800,000 (\$3,281,300 assessed at 86.35%), and the 2018 tax year at \$3,800,000 (\$3,241,800 assessed at 85.31%); and

WHEREAS, the Township obtained an appraisal valuing the property for the 2014 tax year at \$6,780,000 (\$5,893,200 assessed at 86.92%), the 2015 tax year at \$6,880,000 (\$5,946,400 assessed at 86.43%), the 2017 tax year at \$6,950,000 (\$6,001,300 assessed at 86.35%), and the 2018 tax year at \$7,070,000 (\$6,031,400 assessed at 85.31%); and

WHEREAS, trial in regards to the 2014, 2015, 2017 and 2018 cases were scheduled for trial and on the eve of trial the attorneys and appraisers for the parties, and the Township Tax Assessor negotiated a settlement; and

WHEREAS, an acceptable settlement of the aforesaid Tax Appeals have been negotiated which reduces the total tax assessment levied upon the Property from \$6,250,000 to a reduced total tax assessment of \$5,432,500 for the 2014 tax year and a reduced total tax assessment of \$5,293,800 for the 2015 tax year, and applies the Freeze Act (N.J.S.A. 54:51A-8) to the 2016 tax year only thus reducing the total tax assessment in 2016 also to \$5,293,800, and the parties withdraw their complaints and counterclaims for the 2017 and 2018 tax appeals thus affirming the existing assessments for those two years at \$5,750,000, and reducing the 2019 total tax assessment of \$5,750,000 to a reduced assessment of \$4,882,800; and

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WHEREAS, the Freeze Act shall NOT apply to the judgment arising out of the 2019 settlement by reason of the Taxpayer waiving the Freeze Act for that year; and

WHEREAS, Taxpayer has agreed to waive interest on any refunds which result from the tax assessment reductions, and at the option of the Township, adjustments to taxes in lieu of refunds shall be credited to the next succeeding quarterly tax payments after the last judgment is issued pursuant to the Stipulation until all adjustments to taxes are exhausted; and

WHEREAS, the parties further agree pursuant to the settlement that the total tax assessment for the 2020 tax year will be set by the Township Tax Assessor at the total tax assessment of \$4,678,800, if prior to the Tax Assessor closing her books for the 2020 tax year there has been “no change in value” of the Property (such as, by way of example, but, not limited to, a material destruction of the Property prior to the end of the 2019 year, to which the taxpayer has provided written notice to the Tax Assessor, or the addition of assessable improvement(s) to the Property, prior to the October 1, 2019 - valuation date), and that there is no sale of the property then pending or completed for more than \$5,750,000; and

WHEREAS, the settlement further provides that the Taxpayer, its successors and assigns, agree to waive any rights they may have to file an appeal of the 2020 assessment of the Property if the assessment is adjusted and/or set at \$4,678,800, and the Township will file an appeal with the Hunterdon County Board of Taxation, as more fully set forth in the Stipulation, affirming that assessment; and

WHEREAS, the Tax Assessor, the Township’s Appraiser and the Special Tax Appeal Attorney all recommend the settlement; and

WHEREAS, the Township Committee has reviewed the proposed Stipulation of Settlement which is attached to this Resolution and thereby incorporated herein by this reference; and

WHEREAS, the Township Committee leaves the allocation between land and improvements of the aforesaid tax assessments reductions and adjustments for the Property to the Tax Assessor’s discretion with the direction that the same be set so as to be most beneficial to the Township; and

WHEREAS, the aforesaid adjustments have no general application of other properties within Union Township as a result of the aforesaid specific fact situation; and

WHEREAS, Township Committee makes this settlement with Kramer Electronics Holdings, LLC, without prejudice to its dealings with any other Union Township taxpayers’ requests for tax assessment reductions.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union, in the County of Hunterdon, State of New Jersey that the above recitals are hereby incorporated into this resolution and that the Special Tax Appeal Attorney, Martin Allen of the Firm of DiFrancesco, Bateman, Kunzman, Davis, Lehrer & Flaum, PC is hereby authorized to countersign and execute on behalf of Union Township the Stipulation of Settlement annexed hereto in the tax appeals of Kramer Electronics Holdings, LLC v. Union Township, pending in the New Jersey Tax Court, Docket Nos. 008335-2014, 001373-2015, 002189-2017, 004856-2018 and 003239-2019; and

BE IT FURTHER RESOLVED, that the Township Tax Collector, upon receipt of all of the judgments in these Tax Appeals, shall in consultation with the Township Chief Financial Officer, determine if it is in the best interests of the Township to refund the adjustments in taxes or provide credits to the Taxpayer in accordance with the annexed Stipulation of Settlement, shall thereupon make such refunds or credits that are required by said Judgments, and report to the Township Committee.

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Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff			x			

Motion carried

- c. The following Resolution was introduced for approval:

RESOLUTION #2019-96

**TOWNSHIP OF UNION, HUNTERDON COUNTY
RESOLUTION TO REFUND REDEMPTION TO LIENHOLDER**

WHEREAS, Tax Sale Certificate #2017-003 was issued to US Bank Cust BV002 Trst & Crdtrs, in the amount of \$16,390.76 on October 20, 2017; and

WHEREAS, the lien was redeemed on September 13, 2019, in the amount of \$67,207.66 in accordance with provisions of NJSA54:5-60 et seq.; and

NOW, THEREFORE, BE IT RESOLVED, on this 16th day of October, 2019, by the Township Committee of the Township of Union, Hunterdon County, State of New Jersey, as follows:

1. The Treasurer issue a check in the amount of \$67,207.66 and a premium of \$40,000.00 for a total of \$107,207.66 payable to US Bank Cust BV002 Trst & Crdtrs, 50 South 16th Street, Suite 2050, Philadelphia, PA 19102
2. That this resolution shall take effect immediately upon adoption.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion carried

- d. **Motion to Approve** - Request for Putting Barricades in the Brass Castle Neighborhood on Halloween

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff	x		x			

Motion carried

- e. **Motion to Approve** - Special Permit for Social Affair Application

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
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Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt		x	x			
Mr. Stiger			x			
Mr. Stothoff			x			

Motion carried

f. **Discussion** - Best Practices Inventory

CFO Brennan gave a brief overview of the content of this years' inventory stating that many questions were just fact-findings. She said almost all questions pertaining to the Township were positive except a few that are not applicable.

g. **Discussion** - Generator for Municipal Building

After discussion, Messrs. Severino and Hirt will look into possibly bringing natural gas to the Municipal Building. A gas run generator would be considered at that time.

14. REPORTS

a. **Attorney's Report**

- Waiting for an update from the County about demolishing dilapidated buildings at Hoffman Park. Mr. Stiger asked about selling timber from barns. Atty. Jost suggested that we coordinate everything with the County since permission from the State DEP is needed to sell the timber and the County has that permission.
- Matters for Executive Session

b. **Committee Report**

Mr. Stiger reported the following:

- Together with the Mayor met with the County Representative regarding old structures at Hoffman Park.
- Brush Clearing of 46 acres at the Hoffman Park would be done in the next month
- Sponsored by the Environmental Commission Community, Cleanup Day was a success. Many volunteers including girl and boy scouts from the Township came and a lot of garbage was picked up from Frontage Road and one of the parking areas at Spruce Run.
- Reusable bags will be purchased by UTEC to be distributed at the Township's Recycling Center.
- He and Mr. Ford attended Economic Development Breakfast at the County. Mr. Stiger said it is incredible what some towns do with grants recommended by HC Economic Development and approved by the Freeholders. Presented a few examples.

Mr. Stothoff reported the following:

- Gathered a few nice photographs for the new website. Asked that another Committee member spend a few hours with him to review the layout. Mr. Stiger offered to help.
- Mentioned that when dropping off his recycling, attendants were not checking and/or asking for dumping permits.

Mr. Severino reported the following:

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- Asked CFO Brennan about ordering recycling blue bins. Mr. Haggerty, Township resident, will be contacted regarding purchasing blue recycling bins.
- Contacted the County about local Recycling Coordinators going on a tour of a Newark Recycling Facility on October 30th. Mr. Severino said transportation is provided. He reserved two seats, said that Matt Boyden is going, and asked if Mr. Stiger would be interested. Mr. Stiger said he would be going as well.

Mr. Hirt reported the following:

- Stopped by the property on Frontage Road that was bringing a lot of mud from their construction equipment onto the Frontage Road. Mr. Stothoff suggested contacting Soil Conservation District.

c. Mayor's Report

- Need to discuss Fee Exemption Ordinance for Veterans, Fire Fighters, Rescue etc. Sample Ordinance would be circulated again for discussion at the next meeting.
- Asked if the Committee wanted to discuss a position of a Code Enforcement Officer. Atty. Jost suggested that we prepare job description and talk about it at the next meeting.
- Asked Atty. Jost about Resolutions provided by Marc Strauss establishing all Fire Companies and Rescue Squads serving the Township as official Township of Union companies. Atty. Jost will contact Mr. Strauss with regard to the issue.

Grace Brennan asked if the Committee planned to have an Annual Volunteer Appreciation Dinner. The Committee agreed and considered two dates in December, Tuesday the 10th or Thursday the 12th, depending on availability of a venue.

15. PUBLIC COMMENT - none

17. EXECUTIVE SESSION – Action may be taken following Executive Session

The following Resolution was introduced for adoption:

RESOLUTION #2019-97

Providing for a Meeting Not Open to the Public in Accordance with the Provisions of the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-12

WHEREAS, the Township Committee of the Township of Union is subject to certain requirements of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq.; and

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10-4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and

WHEREAS, it is necessary for the Township Committee of the Township of Union to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

1. _____ Matters Required by Law to be Confidential: Any matter which, by express provision of Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.

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2. _____Matters Where the Release of Information Would Impair the Right to Receive Funds: Any matter in which the release of information would impair a right to receive funds from the Government of the United States.
3. _____Matters Involving Individual Privacy: Any material the disclosure of which constitutes an unwarranted invasion of individual privacy such as any records, data, reports, recommendations, or other personal material of any educational, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing, relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned (or, in the case of a minor or incompetent, his guardian) shall request in writing that the same be disclosed publicly.
4. _____Matters Relating to Collective Bargaining Agreements: Any collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
5. _____Matters Relating to the Purchase, Lease or Acquisition of Real Property or the Investment of Public Funds: Any matter involving the purchase, lease or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.
6. _____Matters Relating to Public Safety and Property: Any tactics and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection. Any investigation of possible violations of the law.
7. X Matters Relating to Litigation, Negotiations and the Attorney-Client Privilege: Any pending or anticipated litigation or contract negotiation in which the public body is, or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer.
8. X Matters Relating to the Employment Relationship: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed at a public meeting.
9. _____Matters Relating to the Potential Imposition of a Penalty: Any deliberations of a public body occurring after a public hearing that may result in the imposition of a specific civil penalty upon the responding party or the suspension or loss of a license or permit belonging to the responding party bears responsibility.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Union, assembled in public session on October 16, 2019 at 9:46 p.m. in the Union Township Municipal Building, 140 Perryville Road, Hampton, New Jersey, for the discussion of matters relating to the specific items designated above.

It is anticipated that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			

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Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion Carried

The Committee returned to regular meeting session at 9:56 p.m.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino	x		x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger			x			
Mr. Stothoff		x	x			

Motion Carried

16. PAYMENTS OF BILLS –

The approved lists of bills and all claims against the Township of Union as appearing in the Claims Register of this date paid and that all checks listed hereinafter issued in payment thereof.

Roll Call Vote	Moved	Seconded	Ayes	Nays	Abstain	Absent
Mr. Severino			x			
Mr. Mazza			x			
Mr. Hirt			x			
Mr. Stiger		x	x			
Mr. Stothoff	x		x			

Motion Carried

17. ADJOURNMENT

There being no further business to come before the Township Committee at this time Mr. Hirt made a motion to adjourn the meeting at 9:57 p.m. Mr. Stiger seconded the motion. Motion carried by unanimous favorable roll call vote.

Transcribed by: Ella M. Ruta, Municipal Clerk

Frank Mazza, Mayor